

DARREN H. DOWNEN, GRANTOR

TO

WARRANTY DEED

DARREN H. DOWNEN, AND DAN JAMES, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, DARREN H. DOWNEN, hereby sells, conveys, and warrants unto the Grantees, DARREN H. DOWNEN and DAN JAMES, the land in DeSoto County, Mississippi, being more particularly described as follows:

Lot 47 and all of Lot 49 that lies East of a projection of the West line of Lot 47 of the City of Hernando as the same appears upon the official map or plat of the town in the Office of the Chancery Clerk of DeSoto County, Mississippi and being located in Section 13, Township 3 South, Range 8 West.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1991 shall be estimated and prorated at closing and paid by the Grantee when due. Possession is to be given at closing.

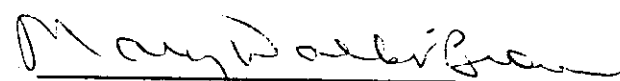
EXECUTED this the 19TH day of February, 1991.


DARREN H. DOWNEN, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DARREN H. DOWNEN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 19 day of February, 1991.


Notary Public

My commission expires: 95

GRANTORS' MAILING ADDRESS:
290 E. Robinson, Hernando, MS 38632
Business Phone: (601) 429-6043
Home Phone: (601) 429-7507

GRANTEE'S MAILING ADDRESS:
290 E. Robinson, Hernando, MS 38632
Business Phone: (601) 429-6043
Home Phone: (601) 429-7507

STATE MS.-DESOTO CO. 37.
FILED

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